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March 14, 2016

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Mayor Faulconer and City Council  
City of San Diego  
202 C Street  
San Diego, CA 92101

Dear Mayor Faulconer and Council Members:

RE: Otay Mesa Central Village Specific Plan

The Otay Mesa Chamber of Commerce appreciates the opportunity to comment on this important development that will truly transform the community of Otay Mesa into a mixed use industrial/residential community, as approved by the Community Plan Update.

**Access to the Central Village**

Because Cactus Road and Britannia are major truck routes, a separate transportation access should be considered and required before residents move into this new residential development.

In addition to the existing truck traffic, the City has approved the Otay Truck Route Phase IV, which is scheduled to begin construction in September 2017. This new project will shift, at the very least, an additional 1,800 trucks to Britannia on a daily basis.

**Traffic Analysis**

The traffic analysis under development should:

- 1) Incorporate the increased number of trucks due to the proposed truck route.
- 2) Analyze routes for children to access school alternatives. The analysis should include scenarios that incorporate schools both within and outside the village.

Access to San Ysidro High School over the last years has been challenging and the City has had to "catch up" to major problems arising from the lack of planning adequate access routes for children.

The Air Analysis, also under development, should also consider the new proposed truck route on Britannia.

**Collocation Buffers**

In the Otay Plan update the City recognizes the Heavy Industrial area as one of the last remaining viable spaces where the heavy industrial

can locate free of sensitive receptor conflicts. While the proposed plan does mention buffers and setbacks between homes and industry, it does not propose a mandatory buffer. Unfortunately, the Code for Previously Conforming Uses will not protect the business if there is a perception of an adverse impact in public health, safety or welfare, which is why this pre-planning stage is so important.

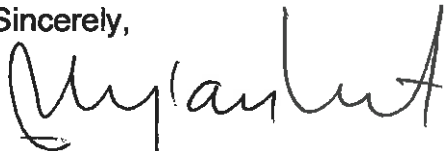
- San Diego Municipal Code Chapter 12, Article 7, Division 1: Previously Conforming Premises and Uses is referenced as a protection for existing businesses in the event of collocation disputes. First, for existing businesses the critical limitation of protection is the language that states *"The intent of these procedures is to allow certain, potentially compatible, previously conforming premises and uses, subject to special regulations and conditions, unless the previously conforming premises or uses adversely impact the public health, safety or welfare."* If new residents object to a previously conforming premises or use, the existing business will likely lose. More significantly, new heavy industrial businesses may be prohibited from locating in the heavy industrial zone because of the perception that the business might adversely impact the health, safety or welfare of the new residents.

Our suggestion would be to require the proponents of the Central Village to establish a 1,000-foot set back between heavy industrial land and sensitive receptors or a setback determined by an approved study by the City. As written, the plan puts the setback burden on the business versus the new sensitive receptor.

Finally, the 36-acre property adjacent to the Village east of Cactus Road is proposed to be a park in the Plan update. However, it was notably excluded from the Central Village Specific Plan. We feel the park should be incorporated within the Central Village Specific Plan because it will serve the residents in this village.

We look forward to working with you and your staff to ensure a community that is both vibrant for businesses and residents.

Sincerely,



Alejandra Mier y Teran  
Executive Director

Cc: Jeff Murphy, Planning Director  
Lara Gates, Senior Planner  
Rob Hixson, Otay Mesa Planning Group